

CITY OF NEW YORK
COMMISSION ON HUMAN RIGHTS

----- X
[Redacted] :
Complainant :
- against - :
TRUMP MANAGEMENT COMPANY and :
SUSSEX HALL, INC. :
Respondents :
----- X

Complaint No. H-3534

DECISION and ORDER

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BEFORE:

Hon. Rabbi Harry Halpern, Commissioner
Hon. Eleanor Clark French, Commissioner

Appearances:

For the Commission:

[Redacted] Esq., General Counsel

For the Complainant:

[Redacted] Esq.
[Redacted]

For the Respondents:

[Redacted] Esqs.

By: [Redacted] Esq., Of Counsel

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DECISION and ORDER

Complaint:

On July 16, 1968 [redacted] filed a verified complaint at the New York City Commission on Human Rights charging that the respondent, Fred C. Trump, President of Sussex Hall, Inc. engaged in an unlawful discriminatory practice in violation of Section Bl-7.0 (5a) of the Administrative Code of the City of New York by refusing to rent him an apartment because he is Negro.

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Hearing:

A hearing of the above complaint was held at the office of the Commission on October 31, 1968 before Commissioners Rabbi Harry Halpern and Eleanor Clark French, at which time testimony and evidence were received.

Facts:

At 9:00 A.M. on July 13, 1968, in response to an ad in the newspaper, the complainant went to the premises at [redacted] Jamaica and spoke with the superintendent about renting one of the advertised apartments. The superintendent told the complainant that the apartments were not available.

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Several hours later a white friend of the complainant's went to the subject premises and inquired about an apartment. The superintendent showed him [redacted] and accepted his \$25.00 deposit, and arranged for him to return to sign the lease.

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The complainant believing the apartment was unavailable to him because he is a Negro filed a complaint with the City Commission on Human Rights.

At the hearing the respondent's Controller of Renting alleged that the apartment had become available in the interim period of time between the complainant's visit and that of the white checker's because a [redacted] who was the prior tenant of [redacted], moved out without notice on the night of [redacted] and the superintendent did not know of this until after he had spoken with the complainant.

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In addition to this explanation of the event, the respondent's superintendent testified that he had told the Investigator from the Commission that he had no apartments when the complainant inquired because he was holding a deposit on one, but that several hours later when the checker inquired the apartment was available because the prospective tenant had called and said he was no longer interested because he was going to California.

Therefore, the respondent has asserted two reasons for the apartment becoming available to the white checker: the sudden moving of the prior tenant; and the sudden withdrawal of a prospective

tenant who had left a deposit. No evidence was introduced to substantiate either of the contrary allegations made by the superintendent or the Controller of Rent.

The building in question has 190 units and there are two Negro tenants.

Decision:

The Commission finds that the respondents have engaged in an unlawful discriminatory practice in violation of Section Bl-7.0 (5a) of the Administrative Code of the City of New York.

The testimony and evidence submitted show that the respondents' treatment of the white checker was different from the treatment afforded the Negro complainant. The apartment in question was unavailable to the complainant, but it was available to the white checker who was allowed to leave a deposit with the superintendent.

The respondents have alleged two contradictory explanations for the unavailability of the apartment to the complainant. It is suspicious that the respondents have asserted both that it was not known that the apartment would be vacated and that the apartment was not available because they were holding a deposit on it. Neither of these explanations are supported by substantial proof. Therefore, the Commission holds that the respondents have engaged in an unlawful discriminatory practice and that as a direct result of the unlawful discrimination, the complainant suffered considerable humiliation, outrage and mental anguish.

Order:

It is hereby ordered that the respondents:

1. Cease and desist from discrimination because of race, color, creed or national origin in the rental or sale of any property which they directly or indirectly supervise, manage or control; and
2. Pay to complainant the sum of \$100.00 being compensation for humiliation, outrage and mental anguish suffered by him as a direct result of respondent's unlawful discrimination; and
3. Send written notice to Operation Open City, a fair housing organization affiliated with the New York Urban League, 90-50 Parsons Boulevard, Queens, at such times up to and including March 15, 1970 when any apartments at 166-05 Highland Avenue, Jamaica shall become available for rental. Such notice shall indicate the apartment number, its size, monthly

rental, amount of security required, term of lease, and date of availability. The same standard shall be applied to applicants referred by Operation Open City as have been applied to those persons who are presently tenants in subject buildings.

Dated: MAR 14 1960

Eleanor Clark French

Rabbi Harry Halpern

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

Copy to: **1 - USA, EDNY**

Report of: [Redacted]

Office: **New York, New York**

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Date: **DEC 6 1972**

Field Office File #: **177-69**

Bureau File #:

Title: **TRUMP MANAGEMENT COMPANY,
NEW YORK, NEW YORK;**

[Redacted]

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Character: **VICTIMS**

DISCRIMINATION IN HOUSING

Synopsis: [Redacted]

NYC Commission on Human Rights, 80 Lafayette Street, NYC, made available from her records complaints against Trump Management Corporation, 2611 West Second Street, Brooklyn, NY. Complainants, case number, date of complaint and disposition set forth. Copies of minutes of hearing before City of NY Commission on Human Rights concerning one [Redacted] set forth. Copy of a complaint and a copy of a report of a "Checker" set forth herein as a representative of the complaints which are listed herein and are designated "satisfactorily adjusted".

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DETAILS:

This is a limited investigation.

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[Redacted]

New York City Commission on Human Rights, 80 Lafayette Street, New York City, on December 5, 1972, made available from her records the following complaints against Trump Management Corporation, 2611 West Second Street, Brooklyn, New York:

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<u>Complainant</u>	<u>Complaint Number</u>	<u>Date of Complaint</u>	<u>Disposition</u>
[Redacted] vs. FRED C. TRUMP	[Redacted]	[Redacted]	Satisfactorily adjusted, respondent's offer of apartment unit accepted by complainant
[Redacted]	[Redacted]	[Redacted]	Administrative closing, complainant found other apartment
[Redacted]	[Redacted]	[Redacted]	Satisfactorily adjusted, respondent's offer of apartment unit accepted by complainant
[Redacted]	[Redacted]	[Redacted]	"
[Redacted]	[Redacted]	[Redacted]	Applicant no longer interested in apartment
[Redacted]	[Redacted]	[Redacted]	Satisfactorily adjusted, respondent's offer of apartment unit accepted by complainant
[Redacted]	[Redacted]	[Redacted]	Satisfactorily adjusted, application taken immediately

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[redacted] made available the following complaint of one [redacted] and also the report of the "Checker" and advised that these are representative of how a particular complaint is adjudicated and representative of the majority of the complaints received by her office:

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Commission on Human Rights
on the complaint of

[Redacted]

Complainant

Complaint No. [Redacted]

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against

Trump Management Agency and

[Redacted]

Respondent

I, [Redacted]

residing at [Redacted] Brooklyn, New York

charge [Redacted] The above named respondents

whose address is [Redacted] 2911 W. 2nd St., B'klyn, NYC/PC, 605 Westminister Road, B'klyn, NYC

with an unlawful discriminatory practice relating to [Redacted] Housing

at [Redacted] Brooklyn, New York

on or about [Redacted]

by [Redacted] Refusing to rent me an apartment

because of my RACE (x), COLOR (x), CREED (), NATIONAL ORIGIN (),

PHYSICAL HANDICAP (), AGE (), SEX ().

The particulars are: (1) On February 26, 1972, I saw an ad in the New York Times advertising a two-bedroom apartment located at [Redacted] Brooklyn, New York, stating see superintendent on premises.

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(2) [Redacted] the same day I went to [Redacted] and spoke to the [Redacted] (white).

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(3) I asked to see a two-bedroom apartment and the superintendent said it could not be seen because it was being painted. He said the rent had not been determined by the agent although the ad said [Redacted] a month. He did show me the blueprints of the apartment. I then expressed interest and offered to file an application and leave a deposit.

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April 17, 1972

Records

Pat Strickland

Complaint No. [redacted] v. Management Agency &

[redacted]

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April 3, 1972

I met the complainant and the checker at [redacted] Brooklyn, New York. The Checker was to sign a lease for the apartment in dispute. We entered the [redacted] office. His name is [redacted]. He had the lease ready for the checker's signature. She told the [redacted]

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[redacted] I was then introduced to the [redacted] I then read the complaint to him and he said he was acting under instruction from the respondent, but admitted that he didn't take the complainant's application for the apartment.

He then called the respondent (Trump Agency, 2611 W. 2nd St., Brooklyn, New York) and was told that most of the officials were out because of the Holidays. I then spoke to the clerk in charge, read the complaint, and she then said there was some misunderstanding and to come to the office and discuss the case further.

We went to the office and the clerk in charge took the complainant's application and immediately thereafter prepared a lease to begin on 4/15/72 for 2 years. The rent will be [redacted] monthly.

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I therefore recommend that the case be closed as satisfactorily adjusted.

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[redacted] furnished the following copies of a hearing wherein the decision and order of the New York City Commission on Human Rights is set forth:

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